087.0	0004	0002.C	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	860,700 / 860,700
					USE VALUE:	860,700 / 860,700
					ASSESSED:	860,700 / 860,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
86		CUTTER HILL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PILKENTON MORGAN & ELIZABETH
Owner 2:	
Owner 3:	
Street 1:	86 CUTTER HILL RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HAGOPIAN DAVID RAFFI -
Owner 2:	HAGOPIAN DANIEL SEVAG -
Street 1:	424 5TH ST W
Twn/City:	WILLISTON
St/Prov:	ND Cntry:
Postal:	58801

NARRATIVE DESCRIPTION

This parcel contains .11 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1936, having primarily Vinyl Exterior and 2268 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4794.000	466,000		394,700	860,700
Total Card	0.110	466,000		394,700	860,700
Total Parcel	0.110	466,000		394,700	860,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 379.50 | /Parcel: 379.50

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 55102

GIS Ref

GIS Ref

Insp Date 09/21/18

!7088!

PREVIOUS ASSESSMENT

Parcel ID 087.0-0004-0002.C

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	466,000	0	4,794.	394,700	860,700		Year end	12/23/2021
2021	101	FV	510,900	0	4,794.	394,700	905,600		Year End Roll	12/10/2020
2020	101	FV	305,000	0	4,794.	394,700	699,700	699,700	Year End Roll	12/18/2019
2019	101	FV	239,400	0	4,794.	366,500	605,900	605,900	Year End Roll	1/3/2019
2018	101	FV	239,400	0	4,794.	366,500	605,900	605,900	Year End Roll	12/20/2017
2017	101	FV	239,400	0	4,794.	321,400	560,800	560,800	Year End Roll	1/3/2017
2016	101	FV	239,400	0	4,794.	293,200	532,600	532,600	Year End	1/4/2016
2015	101	FV	233,400	0	4,794.	259,400	492,800	492,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:59:45

LAST REV

Date	Time
09/16/21	11:13:14
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7088

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAGOPIAN DAVID	75996-522	1	10/27/2020		850,000	No	No		
BALIAN THEOPHIL	65234-240		4/17/2015	Family	99	No	No		
	14149-120		11/1/1980		85,000	No	No		Y

USER DEFINED

Prior Id # 1:	55102
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2020	SQ Returned	JO	Jenny O
11/19/2020	SQ Mailed	MM	Mary M
7/15/2020	Permit Visit	PT	Paul T
9/21/2018	MEAS&NOTICE	CC	Chris C
12/16/2008	Meas/Inspect	189	PATRIOT
4/4/2000	Measured	263	PATRIOT
2/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4794		Sq. Ft.	Site		0	70.	1.18	12									394,676						394,700	

Total AC/HA:	0.11006	Total SF/SM:	4794	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	394,676	Spl Credit		Total:	394,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.17083335
Const Adj.:	0.99989998
Adj $ / SQ:	152.193
Other Features:	103296
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	522433
Depreciation:	56423
Depreciated Total:	466010

COMMENTS

EST BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

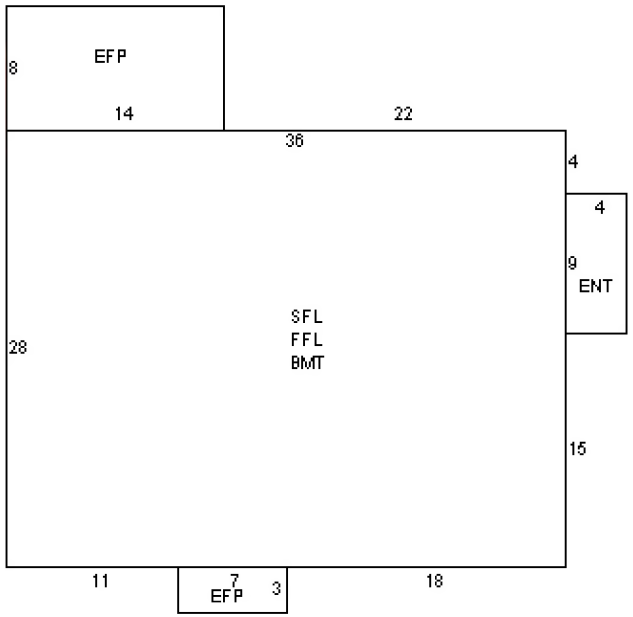
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	167.41
Special Features:	0	Val/Su Net:	145.94
Final Total:	466000	Val/Su SzAd	231.15

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,008	57.070	57,529
FFL	First Floor	1,008	152.190	153,411
SFL	Second Floor	1,008	152.190	153,411
EFP	Enclos Porch	133	47.690	6,343
ENT	ENTRY	36	26.400	950
	Net Sketched Area:	3,193	Total:	371,644
Size Ad	2016	Gross Area	3193	FinArea 2268

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	25		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

087.0-0004-0002.C

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Featues:		Total:	